

RECEIVED

Tax year 2024 pa2025 BOR no. 36034-24-2025

DTE 1
Rev. 12/22

County Highland Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

HIGHLAND COUNTY AUDITOR

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Samuel and Leah Lucente	4195 Woods Lane, Hillsboro, OH, 45133	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-474-3865 LeahLucente@gmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
44-20-000-236.02		4195 Woods Lane, Hillsboro, OH, 45133	
7. Principal use of property <u>residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
44-20-000-236.02	350,000.00	484,800.00	134,800.00
9. The requested change in value is justified for the following reasons: Value change based on comparable home sales. Previous county appraisal and revaluations. Our home, built in 2022, was first appraised in 2023. It has been appraised twice and revalued three times in approximately 18 months. The market value for our home is still significantly higher than neighboring comparable homes/properties and comparable surrounding area homes/properties. See attachments for sales and comparable market values.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/28/2025 Complainant or agent (printed) Samuel and Leah Lucente Title (if agent) _____

Complainant or agent (signature) *Leah R Lucente*
Samuel J Lucente

Sworn to and signed in my presence, this _____ day of _____ (Date) _____ (Month) _____ (Year)

Notary _____